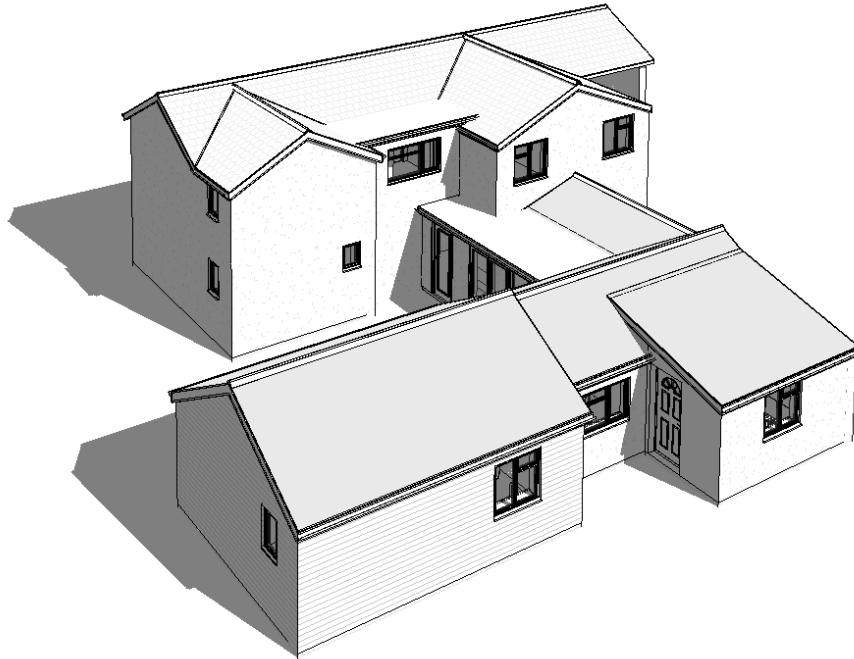


## 0252-0000-P01-Planning Statement

### Annaire, Moats Tye, Combs, IP14 2EZ

Proposed two storey side extension, single storey rear extension and internal alterations



### Project Overview:

This planning statement provides a brief analysis of the proposed construction of a two storey side extension and a single storey rear extension to form an annexe within the curtilage of Annaire, Moats Tye, located off Tannery Road. The statement will aim to provide an explanation as to why both the extension and the annexe are needed, the vernacular architecture of the proposal, the proposed connection of the annexe and the proposed materials. These considerations are essential in ensuring the proposed additions harmonise with the local context and contribute to the site and the village's architectural character.

### Use:

Carina Ann Robinson is the present owner of the property at Annaire, Moats Tye. Residing alone in the 3-bedroom house, Carina is beginning to require assistance with daily tasks such as shopping and cleaning. The proposal is for Carina's daughter and her family to move in to offer the necessary support. The family consists of four members: the parents and two teenage daughters, one of whom has autism. They require adequate space to lead their everyday lives (both parents work from home) while also being available round the clock to provide the support needed.

**Location:**

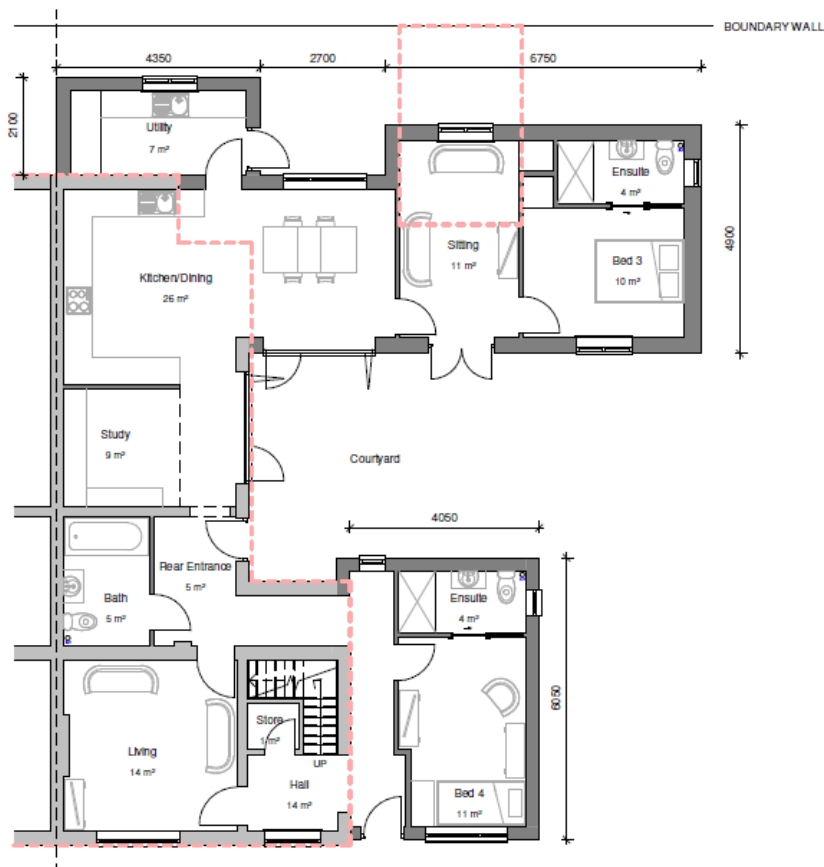
The existing dwelling is located in Combs Village in Moats Tye off Tannery Road. The existing semi-detached property is surrounded by residential properties and mixed farmland. The proposal is to take advantage of the plots' large amount of space to the South of the existing dwelling.

**Design and Layout:**

The planned two-story side extension is designed to create a ground-floor accessible ensuite bedroom for the mother, ensuring her continued connection to the existing house and allowing her use of the front living room, which holds significant importance for her. Above this space, the first floor will host a spacious master bedroom with an ensuite, taking advantage of the field views to the West. The existing staircase remains in place, while a new first floor link will provide access to the master bedroom. The smallest existing first-floor bedroom will be converted into an office, offering a dedicated work-from-home area.

Towards the rear, alterations to the existing single-story additions will create an open-plan family kitchen and dining area, complete with a utility space. Additionally, an open-plan study area for the daughters home tutoring will be created connected to the living area and the courtyard.

Linked to the glazed dining room, the proposed annex addresses the family's specific needs. Given one of the daughter's has autism and the anticipated ongoing support she requires, this separation of space is intended to strike the right balance between independence and necessary support.



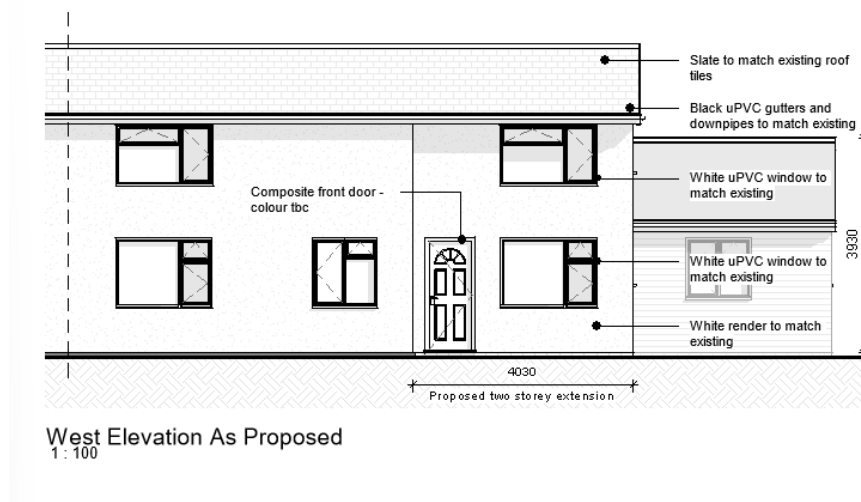
GA Ground Floor Plan As Proposed  
1:100

### Highways:

No new access will be proposed from the highway, ensuring that there will be no alterations or modifications to the existing access or the highway connecting to Annaire.

### Materials:

The choice of materials, such as matching render, timber feather-edge boarding, slate tiles, red clay pan tiles, uPVC windows, and timber fascias, soffits, and barge boards, further enhances its integration with the surrounding landscape. These materials are in harmony with the vernacular architecture and reflect the natural elements found in Moats Tye, ensuring the proposal compliments the site and village's visual character.



### Summary:

The proposal caters to the needs of an entire family requiring accommodation on a single site. It ensures adequate space without visually harming the existing semi-detached dwelling. The side extension is a crucial addition, offering a necessary ground-floor accessible bedroom for the mother. In addition, there are designated home office areas for the daughter and husband, while the annex provides essential space for the granddaughters. The design ensures the annex complements the main structure, utilising shared aspects without overshadowing the property.